

Residential Districts

Lot Width and Area

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	R-11	R-12	R-13	R-14	R-15
Width	100	100	100	100	100	75	60	50	40	N/A	50	50	50	50	50
Area	25,000	20,000	15,000	12,000	10,000	7,500	6,000	5,000	4,000	N/A	5,000	5,000	5,000	5,000	5,000

Residential Districts Yard Requirements

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	R-11	R-12	R-13	R-14	R-15
Front	25	25	25	25	25	25	25	25	25	N/A	20	20	20	20	20
Rear	25	25	25	25	25	25	25	25	25	N/A	25	20	25	25	25
Interior Side	10	10	10	10	10	5	5	5	5	N/A	5	5	5	5	5
Corner Side	25	25	25	25	10	10	10	10	10	N/A	10	10	10	10	10

NOTES

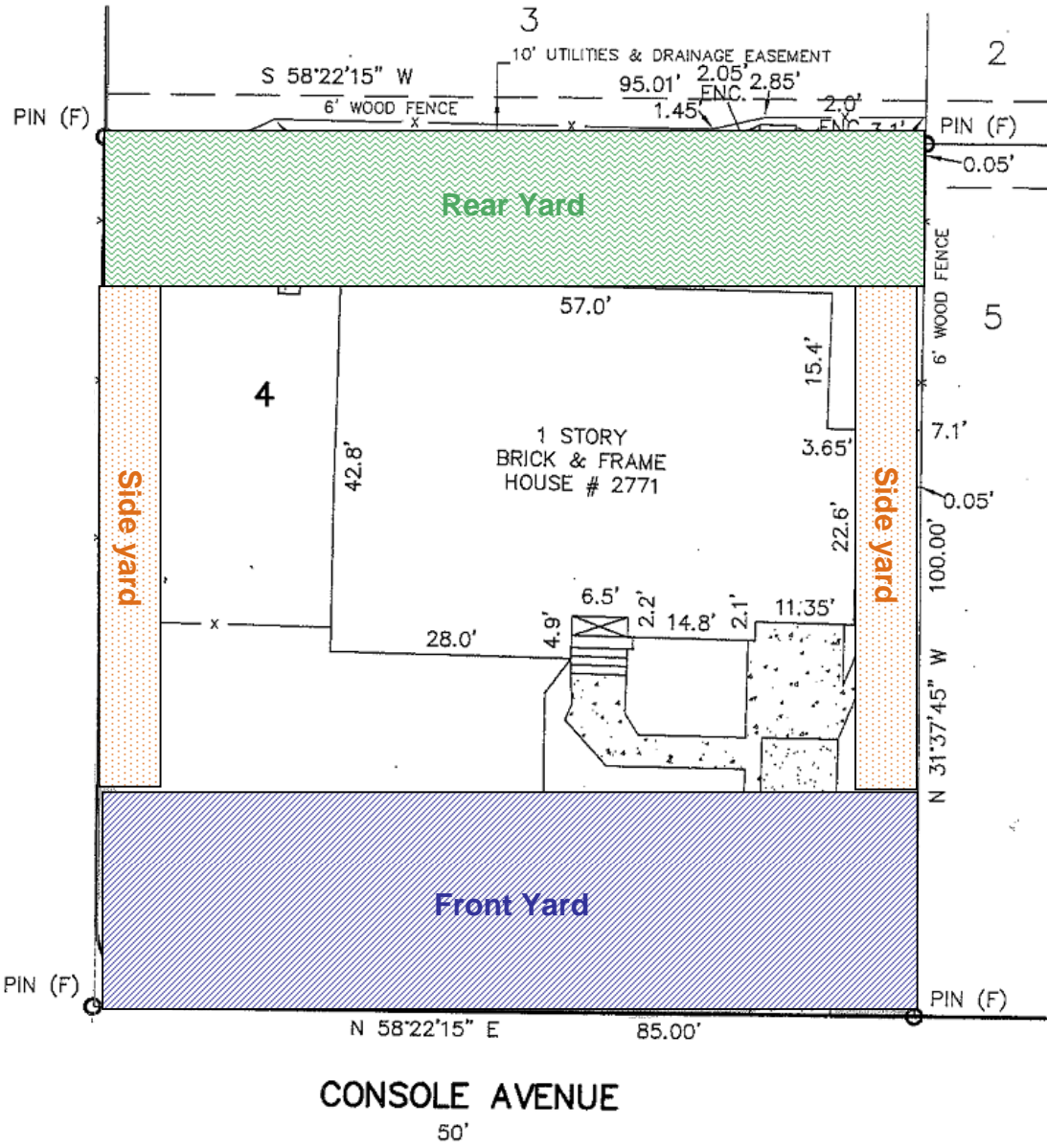
Front yard:

- Most narrow portion of the lot fronting on a street.
- Can be the average of adjacent
- Single-family homes – must have survey showing adjacent home.

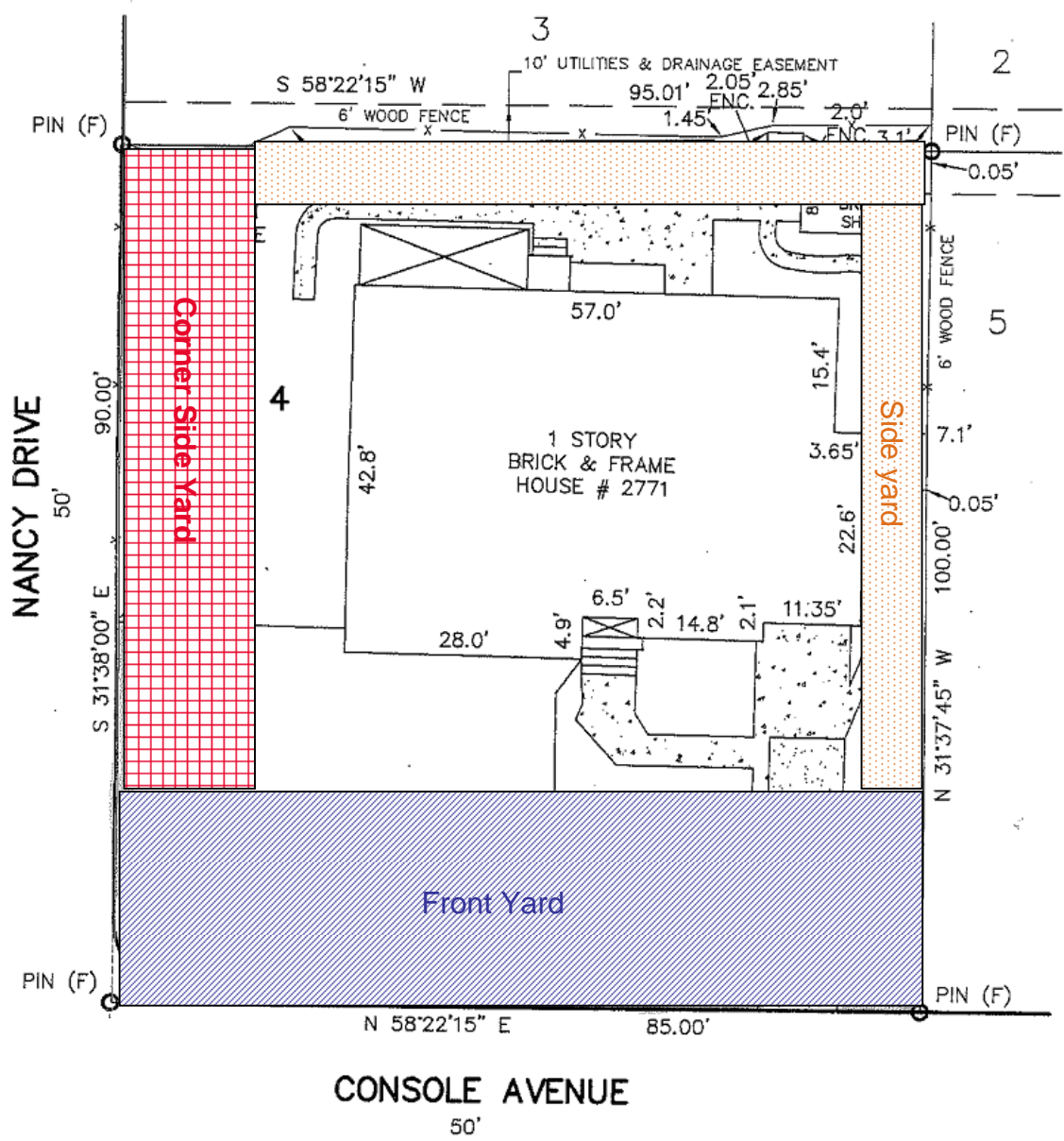
Corner side yard:

- On a corner lot ,any yard that abuts a street other than a front yard.

Single-Family Homes
Yards



Single-Family Homes
Yards
Corner Lots



Single-Family Homes
Permitted Projection into Required Yards

- *Covered porches* (open on 3 sides)
 - Must be at least 3 feet from any side lot line
 - May project up to 8 feet into any required front or rear yard.
 - The first floor of such porches shall not extend beyond the first floor level of the building.
- *Uncovered porches and similar structures.* (landings, terraces, patios, platforms, or decks which do not extend above the first floor level of the building)
 - Must be at least 3 feet from any side or rear lot line
 - May project up to 8 feet into any required front yard.
- *Architectural features.* (Chimneys, cornices, eaves, belt courses, sills, canopies or similar architectural features)
 - May project into a required side yard not more than 1.5 feet (18 inches)
 - May project into a required front or rear yard not more than 3 feet.
- Bay windows must meet all setbacks
- *Heating and cooling equipment.*
 - Must be at least 3 feet from any side or rear lot line
 - Cannot project into any corner side yard.
- *Obstruction of sight distance triangles prohibited.*
 - No structure or landscaping shall be erected or installed as to impede visibility above a height of 2½ feet within a sight distance triangle



Residential
Maximum Building Height

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	R-11	R-12	R-13	R-14	R-15
Height	35	35	35	35	35	35	35	35	35	35	35	45	45	None	None